

**Norwell Board of Selectmen
Meeting Minutes
July 29, 2015**

2015 AUG 20 AM 9:10

RECEIVED

Gregg McBride opened the meeting and introduced Ellen Allen, Alison Demong, Peter Smellie and Town Administrator Peter Morin. *MOTION: Ellen Allen moved the Board approve the agenda as written. Seconded by Peter Smellie and unanimously voted.*

4. REPORTS

a) Citizen Comments –

Jenny Cohane, who resides at 667 Main St., had questions about the status of the Main St. road repair and pathwalk project. Per Mr. McBride, the project progress status is under the control of Paul Foulsham, Highway Supervisor. The work is proceeding with the storm water drainage portion of the project. There is no further information at this time, but hopefully more will be available in the near future. Mr. Foulsham will attend a BOS meeting to give a project update in the near future. Ms. Cohane asked the following questions:

1. Based on the Mariner article, the lawsuit will not be addressed until the fall, so how will this affect the project timing? Mr. McBride stated that the board met earlier this evening with Town Counsel, whose best guess is that the case will be heard in court later in the fall. What the Town does with the project timeline is up to Mr. Foulsham, who is behind schedule on a number of projects, including this one.
2. Ms. Cohane asked that the board please keep everyone informed, even if it's a little bit of information. Mr. McBride restated that the board is not at liberty to discuss the lawsuit, and if there is hearsay, please withhold judgment until all the facts are in. The board will wait to hear from Mr. Foulsham regarding project updates.

b) Selectmen's Report and Announcements

Alison Demong updated the board on the Lyme Disease education issue. Ms. Allen and Ms. Demong met with the Board of Health, and all agreed that this is a worthwhile cause. Ms. Demong will meet with Meg Doherty (BOH Chair) next week about funding for education programs. There is info on the BOH webpage which is very good. The BOS will support this effort with the BOH for educational outreach in the schools. Ms. Demong will update the board about moving forward with a fall forum and possible grant opportunities.

Ms. Allen talked to the MMA about some ideas to change 40B legislation. They would like to receive these ideas in writing, and will pass them along to the correct committee for review.

c) Town Administrator's Report

Mr. Morin signed a contract with Guardian Energy Management, a consulting firm who works with communities applying to become Green Communities. He met with The Energy Committee and a representative from Guardian. If the Green Community application is completed by 9/18/15 Guardian will give it a pre-submittal review.

d) Library/Town Hall Study Committee Update

Committee members Frank White and Jeanne Ivas updated the board on the status of the search for potential sites in the Town.

1. One of the potential sites is the triangle of land at River St./Dover St./West St. They did a title search, which indicated that the Town does have an interest in part of the land with exception of the piece owned by First Parish. They have contacted First Parish to open up a dialog about the possible use of the land for a new Library. It is a viable site, but not big enough to house both the Town Hall and Library. – perhaps the Library only.

2. The committee is now looking at the “best project/best place” to put a combination Library/Town Hall. They will also consider the broader issues of having a combined use building, and would like input from the BOS on the factors that would make the best project combination for the potential sites. They will take the following into consideration:

- a. A scoring sheet with personal preferences to net the locations down from 7 to 3.
- b. Final project scope selection – cost, project combination, etc. They would also like Planning Board input in this decision.
- c. Once the decision is made on a single or multiple use building, the location decision will be made. The design selection, zoning, etc. were discussed. The committee is looking to the BOS for input and board authority. Ms. Allen asked Mr. Morin for input.

Ms. Demong would like the Committee to narrow it down to the top three choices before the BOS gets involved. The Committee is not ready to make those decisions tonight. Mr. White asked if the BOS would like to pursue First Parish’s piece of property on River Street for future use. Mr. McBride stated the need for some technical judgment before a high level decision is made. Future use potential for the church property was discussed.

Current and potential library locations were discussed. The Committee is still waiting for the audit results as well as results from multiple studies of Intangibles impact, tax impact, location impact, efficiency of Town administration (Sparrell School location), with the goal to make an early Return on Investment determination, as in what’s the “best for the town”.

Mr. McBride asked them to develop a rank order for the potential sites, and to come up with the committee’s preferred approach. Ms. Allen reiterated the need to move on these decisions in order to make the deadline for the State grant. The State is planning to open the round of grants in the fall of 2016. The Library would write a Letter Of Intent at that time. January of 2017 is the deadline, with the decision to be announced in June of 2017. A feasibility study would need to be submitted with the grant proposal. If a first round grant is awarded to Norwell, the Town will have 6 months to come up with financing, with a longer lead time if the Town is further down on the list. The initial cost estimate is \$6-9 million for a standalone Library, \$15-17 million for a combined use building. A grant could fund about 30-40% of the total cost of a library. Caution- if a combined site is pursued, the project does not earn points and may hurt the chances of a grant award, because there is concern about space and systems, as in the Library portion of the building might be commandeered as part of the Town Hall. Cost savings would be incidental with a combined building – at the cost of the grant perhaps. The Town will be looking for a vote for architectural approval at next year’s town meeting. Mr. McBride asked if there is any feedback from the State during the application process. Ms. Ivas stated that if there is something the grant committee doesn’t like or would prefer differently, they will contact the Town. Ms. Allen would like to ask for a vote to underwrite architecture fees for one idea only at Town Meeting. The board asked the Committee to select the top 3 choices and scope of the project, with the final selection to take place over the fall in order to be ready for the Warrant in February or even earlier, in January. The Committee should come back to the BOS for an update after Labor Day.

b) Stephen Muzrall – applicant for committee

The board discussed possible committee appointments with Mr. Muzrall. An At Large member to be on the OPEB Trust is needed - someone who is experienced in investing. The AFC might be an option, and the board will contact Paul Foulsham who appoints committee members. The Cable committee was also mentioned as an option.

Motion: made by Ellen Allen, seconded by Peter Smellie, to appoint Stephen Muzrall to the Beautification Committee for a term expiring on June 30, 2018. Unanimously voted

c) Alex Milne – applicant for committee

Mr. Milne gave an overview of his qualifications and reasons for wishing to join a committee. His background in media is a good fit for the Cable Committee.

Motion: made by Ellen Allen, seconded by Peter Smellie, to appoint Alex Milne to the Cable Committee for a term ending June 30, 2018. Unanimously voted

d) Scott Brodsky – applicant for committee

Mr. Brodsky gave an overview of his background and desire to help out where needed. As he is an architect he would like to join the Library/Town Hall Study Committee. There is a vacant seat on the PBMC, and if filled by Mr. Brodsky, he could be the PBMC representative to the Library/Town Hall Study Committee.

Motion: made by Ellen Allen, seconded by Peter Smellie, to appoint Scott Brodsky to the PBMC for a term ending June 30, 2018. Unanimously voted

e) Mooring Committee directive

Committee members Bob Molla and Ralph Gordon summarized the discussion at the last meeting about the direction of the committee. Mr. Molla gave a brief overview of the history of the Mooring Committee, which was put together by the Bylaw committee in 2007. All moorings are mostly privately owned by abutters, with the rest owned by the marina. There is no river access except through private owner moorings or the private marina. The committee would like to know if the BOS would be amenable to repealing the mooring bylaw and the "whole system". Mr. McBride asked Mr. Molla if the committee wished to dissolve itself, and also asked questions about current Harbormaster duties and policing of the moorings. A qualified individual is hired by the Harbormaster to inspect the moorings, and the committee would like to be in line with Scituate and Marshfield, who do this inspection every 3-4 years. In the opinion of the committee the Harbormaster has gone beyond the current regulation. Mr. Molla gave an overview of the regulations that need changing. Ms. Allen asked what to eliminate and what to continue. The majority of the committee feels that it's not necessary to have a Mooring Committee or bylaw any longer. There would be no regulations at all, but boat owners would still license their boats. The BOS will take this under advisement. Ron Mott, Harbormaster attended the meeting and gave his point of view. The Harbormaster would like to change the bylaw slightly, but not get rid of it, and gave reasons for this opinion. He would like someone from the board or the Town to see what his job entails. Discussion and clarification of the Harbormaster position and the bylaw took place. The Harbormaster is an employee of the town. The next Mooring Committee meeting is August 11th. A vote will be taken then to decide about the bylaw and committee. Mr. McBride will follow up with Mr. Mott.

f) Hawker and Peddler License request – Justin Krogue.

Mr. McBride stated the reasons that the town usually does NOT grant these licenses. Mr. Krogue doesn't sell solar panels, but just looks for interest in houses with the correct amount of sun exposure. He sets up a time for a surveyor to gauge the amount of sun on the roof. The goal is to get people into a power purchase agreement with Vivant Solar. There are mixed reviews from people but he does the best to accommodate the wishes of residents by walking away if needed. He is a commission based employee. Board members gave their feedback on this type of license.

Motion: made by Ellen Allen, seconded by Peter Smellie, to not approve application for a Hawker and Peddler License for Mr. Krogue. Unanimously voted.

g) Mass Medi Spa – Jeff De Lisi, legal counsel, and Jeff Roos, president of Mass Medi Spa. Mr. Roos thanked the board for their time. They are in the process of applying to operate a registered marijuana dispensary and need a letter from the Town stating non-opposition/support for this project. There is precedent for a letter as they previously worked with Jim Boudreau on this project.

Once the letter is obtained, they would like to find a property within the zoning district that would allow this business. It would require a special permit from the Board of Appeals, plus Planning Board site review. In 2013 the plan at the time was to have a facility in Norwell to cultivate, process and dispense medication, then transport the product to Nantucket to dispense it there as well. They are not inclined to transport product to Nantucket at this time. There is a request for a similar letter from Nantucket, which they were given, but a separate business entity will be confined to Nantucket.

They are looking for the same setup for Norwell, and know there are permitting hurdles ahead. Mr. Roos is still looking at 55 Accord Park Drive, as well as a location on Longwater Drive. They are in the due diligence phase, and stated that the Overlay District is quite limited. The goal is to get the same letter as last time, including a specified paragraph from the state. Mr. McBride stated that the previous BOS did the letter as economic benefit to the Town. Governor Baker's administration hasn't changed the regulations, but has changed the application and review procedure. The cap has been lifted for the number of dispensaries and the product is now treated like a pharmaceutical. With regard to the problem of dealing with cash, Mr. Roos stated that by the time they open, initiatives to make banking available would hopefully have been put into effect rather than being a cash business. There are workarounds to limit cash policy. Ms. Allen stated that the main issue is location, so Mr. Roos should be in touch with Mr. Morin and Mr. Dilorio for help. The board would like to look for a way to make this work, and would rather have the business here than in Rockland. The business will need a 36,000 sq. ft. site. Mr. McBride asked both Chief Ross and Chief Reardon to comment. Is there precedent for increases in crime, drunk driving, etc.? Mr. Roos read research articles stating that although it is a concern, the opposite is the norm. With such a spotlight on the business crime actually drops. Mr. Roos will get this research to Chief Ross. There will be a requirement for a higher level of security technology. There would be far more security than a regular pharmacy, and both chiefs would be involved in all the details. Economic Incentive will be very important. No date is available yet for the specific timing of the letter. Mr. De Lisi will draft a letter and send to Mr. Morin along with a copy of the letter from Nantucket so it will be ready when needed. The business wrote their Letter of Intent on June 29th, and are awaiting an invitation from the state for Phase 2, then Phase 3, so a favorable letter as soon as possible would be much appreciated. The BOS will review the draft at next meeting in August.

h) Zoning Bylaw Committee appointment – Skip Joseph

Motion: made by Ellen Allen, seconded by Peter Smellie, to appoint Skip Joseph to the Zoning Bylaw Committee for the duration of this ad hoc committee. Unanimously voted

i) Block Party Request

Motion; made by Ellen Allen, seconded by Peter Smellie, to approve the partial closure of Main St /Jacobs Lane intersection to the Science Center on October 18, 2015, from 8am to 4pm, with compliance of Fire and Police department conditions. Unanimously voted.

Motion; made by Ellen Allen, seconded by Peter Smellie, to approve the Block Party Request at Norwell Farms (4 Jacobs Lane) on October 18, from 12pm to 3pm. Unanimously voted

k) Board of Registrars Appointment

Motion; made by Ellen Allen, seconded by Peter Smellie, to appoint Mary Cole to the Board of Registrars, for a term expiring June 30, 2018. Unanimously voted

j) Delegate Town Administrator to approve civic functions and routine permits/licenses

Motion: made by Ellen Allen, seconded by Peter Smellie, to delegate the Town Administrator to approve civic functions and routine permits and licenses including; block parties, Car wash/Town Hall parking lot usage, Fill the Boot, Livery Service, Road Races (Mr. Morin will make a recommendation to the BOS, who will review the event), Signs/Banners, Town Common Usage, Election Workers, One Day Licenses. Unanimously voted

For road races, most of the time the chiefs will work out the details with applicants which are included as part of the BOS decision. Applicants will go through the process, Mr. Morin will make a recommendation, and the BOS will "review" for PR, etc.

Mr. Morin will bring anything that needs bigger decision making to the BOS.

l) BOS Focus Areas

Mr. McBride added Public Health Education.

Motion: made by Ellen Allen, seconded by Peter Smellie, to approve the list of BOS Focus Areas for FY 2016. Unanimously voted

m) Town Administrator Focus Areas

The BOS will take up Town Administrator Focus Areas for FY 2016 at the next meeting.

n) Community Compact Priority Areas

The BOS talked at the last meeting about a couple of areas put forward by DLS. Two were worthy of pursuit:

1. Preparing for Success-Economic Development. This would put the community in a position to go forward with new economic development. The Town would be assigned a consultant to help achieve this.
2. Capital planning – same thing, but it would be good to get a second opinion, and it would be better to have the approval of an advisor.

If the BOS is willing to ID these as two areas of pursuit, the application will be ready for next meeting.

5. Licenses and Permits


Motion; made by Ellen Allen, seconded by Peter Smellie, to approve a one day License Request from NYAJ, serving wine and malt only, at the Company Theater, 30 Accord Park, from 5pm-9pm, July 30, 2015. Unanimously voted

6. Approval of Minutes

Motion: made by Ellen Allen, seconded by Peter Smellie, to approve the minutes of the July 15, 2015 open meeting. Unanimously voted

8. Adjournment

Motion; made by Ellen Allen, seconded by Peter Smellie, to adjourn. Unanimously voted



Board of Selectmen

TO DO List:

1. Town Administrator Focus Areas for FY 2016 at next BOS meeting
2. Contact Paul Foulsham regarding appointment for Stephen Muzrall to the Athletic Fields Committee. Also, perhaps Cable Committee, check with Mr. Muzrall
3. Follow-up on non-opposition/support letter for Jeff Roos – check with Peter M.